026.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,500 / 889,500
					USE VALUE:	889,500 / 889,500
					ASSESSED:	889,500 / 889,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-84	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINDBERG ALLISON / TRUSTEE
Owner 2:	ALLISON LINDBERG 2017 REV TR
Owner 3:	
Street 1:	84 TROWBRIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TSAI ERNEST -
Owner 2:	-
Street 1:	103 GAINSBOROUGH ST
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02115

NARRATIVE DESCRIPTION

This parcel contains 5,096 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Aluminum Exterior and 2298 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5096.000	431,200		458,300	889,500
Total Card	0.117	431,200		458,300	889,500
Total Parcel	0.117	431,200		458,300	889,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.08 | /Parcel: 387.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17699
GIS Ref:
GIS Ref:
Insp Date: 07/22/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	431,300	0	5,096.	458,300	889,600	889,600	Year End Roll	12/18/2019
2019	104	FV	334,700	0	5,096.	486,900	821,600	821,600	Year End Roll	1/3/2019
2018	104	FV	334,700	0	5,096.	355,200	689,900	689,900	Year End Roll	12/20/2017
2017	104	FV	313,600	0	5,096.	309,400	623,000	623,000	Year End Roll	1/3/2017
2016	104	FV	313,600	0	5,096.	263,500	577,100	577,100	Year End	1/4/2016
2015	104	FV	279,000	0	5,096.	257,800	536,800	536,800	Year End Roll	12/11/2014
2014	104	FV	279,000	0	5,096.	212,000	491,000	491,000	Year End Roll	12/16/2013
2013	104	FV	290,400	0	5,096.	201,700	492,100	492,100		12/13/2012

!2158!

PRINT

Date	Time
12/10/20	17:38:22

LAST REV

Date	Time
01/29/20	08:22:35
jorourke	
2158	

USER DEFINED

Prior Id # 1:	17699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSAI ERNEST,	73516-362	1	10/24/2019		980,000	No	No		
TSAI ERNEST T H	54741-217		5/27/2010	Convenience	1	No	No		
	13551-142		9/1/1978		62,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2017	1282	Re-Roof	8,200	C				
7/24/2015	1007	Porch	8,000		7/24/2015			Install new deckin

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2020	SQ Returned	JO	Jenny O
7/22/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5096		Sq. Ft.	Site		0	80.	1.12	1									458,306						458,300	

Total AC/HA: 0.11699 | Total SF/SM: 5096 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 458,306 | Spl Credit | Total: 458,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10691905
Const Adj.:	0.98745072
Adj $ / SQ:	185.815
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624960
Depreciation:	193737
Depreciated Total:	431222

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

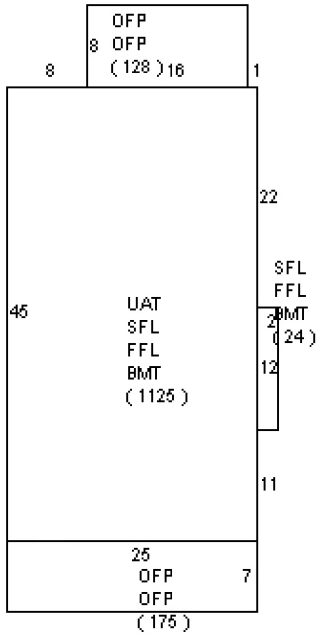
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.81
Special Features:	0	Val/Su Net:	99.49
Final Total:	431200	Val/Su SzAd	187.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,149	55.740	64,050
FFL	First Floor	1,149	185.810	213,501
SFL	Second Floor	1,149	185.810	213,501
OFP	Open Porch	606	18.980	11,503
UAT	Upper Attic	281	74.330	20,904

Net Sketched Area:	4,334			Total:	523,459
Size Ad	2298	Gross Are	5178	FinArea	2298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

026.0-0003-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	